

Williams Township Land Preservation Board Minutes, August 25, 2020 Virtual Meeting

Present: Bob Schmidt, Ron Hinehline, Linda Heindel
Supervisors: Ray Abert, Mark Ernst
Township Manager: Mikal Sabatine
Heritage Conservancy representative: Laura Baird
Township Solicitor: Atty. Jonathan Reiss

In respect of the presence of Atty. Reiss and Heritage Conservancy representative Laura Baird, LPB Chairman Schmidt opened the meeting with the review and continued discussion of the Agreement of Sale. LPB members requested clarification of a number of points in the document, and Atty. Reiss agreed to clarify sections 2.02 and 2.09. He plans to have the revised document, more a template, to the township office by Friday.

Schmidt then opened the meeting by calling for review and motions on the minutes of June 23, 2020, and of July 28, 2020. Motion (Hinehline, 2nd Heindel) to approve both sets passed 3-0.

Updates

Russell – Schmidt asked Baird whether this in-process easement could be written with Heritage as co-holder with the township. Baird responded that since the document is still being reviewed by the County, and because the County prefers to have the Conservancy as co-holder, there should be no problem. Baird will confer with the Russells about the change to assure their satisfaction with the change.

Wharen – Several questions about the use of this property were discussed with the landowner to gain a clearer understanding of the use of it. (1) Wharen has given up on the idea of using it for four-wheelers. (2) Re the shooting range, Wharen asked if the roughly 1 Acre could be out of the total property; Baird explained that the entire property would be under preservation so all acreage would have to be included. A Phase 1 Environmental Assessment would likely have to be done of the entire property. As to when the Phase 1 would happen, the township/BOS would decide because of the cost. It could be done up front before other action is taken, or the appraisal and other steps could be performed with the EA done later in the process. Schmidt wondered if the township engineer, Ron Madison, could be consulted, but in the long run environmental engineers who specialize in this would need to do the assessment. It would be more expeditious to carry out the EA at the beginning of the process and have that settled. The County is also likely to require it. Sabatine named MEA Environmental Services in Bangor and would locate others.

As to who would pay, the township would, “the cost of doing business.” Getting information (e.g., cost) of a Phase 1 would be a first step in the Wharen project. Then the appraisal could be done, letting Wharen know how much money he might receive. The issue of the shooting range and its safety is a subject Baird would take back to Heritage for direction. It is a topic that would impact the issue of public access. Wharen felt the range was used for just a few personal friends on relatively few occasions.

During Audience Comments, Supervisor Ernst expressed caution in assessing this project for moving forward. Sabatine concurred with the feeling, felt apprehensive about County support. He’d like to hear full commitment from Wharen. Schmidt reminded the group that the property scored well on the site walk.

Boss – the appraisal had been approved to start. Lesavoy (of the Frederick Group) appraisal contract was conveyed and company was ready to begin., but we have heard nothing after nearly 8 weeks. Schmidt will call the appraiser. Since Baird will be visiting O’Brien on September 1, 1 pm, she could meet with the Bosses just after that, so Schmidt will also check with the Bosses about that.

O’Brien–Baird plans to meet with O’Brien and Jones on Sept. 1 at 1 pm. She will bring 4 maps for LPB attendees.. Acevedo may be asked about joining the visit if project meets County criteria.

Hunter – Heindel contacted them 5 times and received no response.

Nehoda – The project was brought to an end. Atty. Reiss advised no effort to acquire reimbursement.

Treasurer's report – Hine line assembled the data as of July 30. Total on account was \$2,025,447.75. He noted CD's coming due on September 15 and 23.

Sabatine asked how LPB would like to meet next time – in person or virtually. Schmidt will let him know.

{Post meeting: Sabatine sent out a notice for Sept. 22 meeting as being virtual.}

Meeting adjourned on motion (Heindel, 2nd Hine line) 3-0.

Submitted,

Linda Heindel, Secretary

Next Meeting: September 22, 2020, 7 pm